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GENERAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS:

THAT SCOTTS-SIERRA HORTICULTURAL PRODUCTS COMPANY,
 f/k/a GRACE-SIERRA HORTICULTURAL PRODUCTS COMPANY, and also
 f/k/a GRACE-SIERRA HORTICULTURE PRODUCTS, CO., a corporation
 organized and existing under the laws of the State of California, GRANTOR,
 for and in consideration of the sum of Ten Dollars (\$10.00) and other good and
 valuable consideration, cash to it in hand paid by HOPE AGRI PRODUCTS,
 INC., a corporation organized and existing under the laws of the State of
 Arkansas, GRANTEE, the receipt of which is hereby acknowledged, does hereby
 grant, bargain, sell and convey unto the said GRANTEE, and unto its successors
 and assigns forever, the following lands lying in Hempstead County, Arkansas,
 to-wit:

Tract 1:

A part of the Southeast Quarter (SE¼) of Section One (1) and the
 Northeast Quarter (NE¼) of Section Twelve (12), Township Twelve
 (12) South, Range Twenty-five (25) West, Hempstead County,
 Arkansas, lying North of Arkansas State Highway No. 32 and East
 of an existing railway spur track, and being more particularly
 described by metes and bounds as follows: Beginning at a ½"
 reinforcement steel rod set at the Point of Intersection of a line 50
 feet North at right angles from and parallel with the centerline of
 Arkansas State Highway No. 32 and a line 50 feet East at right
 angles from and parallel with the centerline of an existing railway
 spur track, said Point of Beginning being 731.05 feet South and
 1752.00 feet West from a 2" iron rod found in place at the Southwest
 corner of Section 6, Township 12 South, Range 24 West, Hempstead
 County, Arkansas; thence North 69° 10' 47" East 991.59 feet along a
 line 50 feet at right angles from and parallel with said centerline of
 Highway 32 to a ½" reinforcement steel rod set for corner; thence
 North 20° 49' 13" West 1437.39 feet to a ½" reinforcement steel rod
 set for corner 50 feet at right angles from the above mentioned

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centerline of existing railway spur tracks; thence South $23^{\circ} 48' 26''$ West 935.67 feet along a line 50 feet at right angles from and parallel with said centerline of spur track to the P.C. of a curve to the left having a radius of 523.69 feet; thence Southerly with said curve a distance of 222.89 feet through a central angle of $24^{\circ} 23' 08''$ along a line 50 feet radially from and concentric with said centerline of spur track to the P.T. of said curve; thence South $00^{\circ} 34' 42''$ East 623.28 feet along a line 50 feet at right angles from and parallel with said centerline of spur track to the Point of Beginning.

Tract 2:

A part of the Southeast Quarter ($SE\frac{1}{4}$) of Section One (1) and the Northeast Quarter ($NE\frac{1}{4}$) of Section Twelve (12), Township Twelve (12) South, Range Twenty-five (25) West, Hempstead County, Arkansas, lying North of Arkansas State Highway No. 32 and East of an existing railway spur track, and being more particularly described by metes and bounds as follows: Commencing at a $\frac{1}{2}$ " reinforcement steel rod set at the Point of Intersection of a line 50 feet North at right angles from and parallel with the centerline of Arkansas State Highway No. 32 and a line 50 feet East at right angles from and parallel with the centerline of an existing railway spur track, said Point of Beginning being 731.05 feet South and 1752.00 feet West from a 2" iron rod found in place at the Southwest corner of Section 6, Township 12 South, Range 24 West, Hempstead County, Arkansas; thence North $69^{\circ} 10' 47''$ East 991.59 feet along a line 50 feet at right angles from and parallel with said centerline of Highway 32 to a $\frac{1}{2}$ " reinforcement steel rod set for corner, the Point of Beginning of the tract herein described; thence North $69^{\circ} 10' 47''$ East 276.17 feet along a line 50 feet at right angles from and parallel with said centerline of Highway 32 to a $\frac{1}{2}$ " reinforcement steel rod set for corner; thence North $20^{\circ} 49' 13''$ West 1717.17 feet to a $\frac{1}{2}$ " reinforcement steel rod set for corner 50 feet at right angles from the above mentioned centerline of railway spur tracks; thence South $23^{\circ} 48' 26''$ West 393.13 feet along a line 50 feet at right angles from and parallel with said centerline of railway spur track to a $\frac{1}{2}$ " reinforcement steel rod set for corner; thence South $20^{\circ} 49' 13''$ East 1437.39 feet to the Point of Beginning.

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto its successors and assigns forever, with all appurtenances thereunto belonging.

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And GRANTOR hereby covenants with the said GRANTEE that it will forever warrant and defend the title to the said lands against all claims whatever, except for matters of record.

IN WITNESS WHEREOF, GRANTOR has executed this instrument by its duly authorized officer on this 13th day of July, 2005.

**SCOTTS-SIERRA HORTICULTURAL
PRODUCTS COMPANY**

By: Michael P. Kelly
Name: Michael P. Kelly
Title: Vice Chairman, Exec. V.P.

I hereby certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

John H. Duncan
GRANTEE or GRANTEE'S AGENT

P. O. Box 1271
Hope, Arkansas 71802-1271

State of Arkansas • County of Hempstead
I hereby certify that this instrument was FILED FOR
RECORD and is RECORDED on this DATE and TIME
and in the BOOK and PAGE as stamped hereon.
DATE 07-19-2005 TIME 9:12 AM
BOOK 803 PAGE 739-742
CAROLYN NEEL, Recorder of Hempstead County
By Carolyn Neel, Deputy Clerk



803 741

STATE OF OHIO)
) ss:
COUNTY OF UNION)

803 742

ACKNOWLEDGMENT

On this day personally appeared before the undersigned, a Notary Public within and for the County and State aforesaid, duly qualified, commissioned and acting, the within named Michael P. Keltz to me personally well known, who stated that he was the Vice Chairman, Exec. V.P. of **SCOTTS-SIERRA HORTICULTURE PRODUCTS COMPANY**, a California corporation, and further stated that he was duly authorized in such capacity to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that he had so signed, executed and delivered the foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 13th day of July, 2005.

Gina M. Black
Notary Public

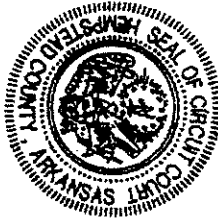
My Commission Expires: 2/8/09



Gina M. Black
Notary Public
State of Ohio
My Commission Expires 2/8/09

THIS INSTRUMENT PREPARED BY:

WM. RANDAL WRIGHT
Attorney at Law
P. O. Box 1022
Hope, Arkansas 71802-1022
(870) 777-9383
wrrupa@sbcglobal.net



State of Arkansas • County of Hempstead

I hereby certify that this instrument was FILED FOR RECORD and is RECORDED on this DATE and TIME and in the BOOK and PAGE as stamped hereon.

DATE 07-19-2005 TIME 9:12 AM
BOOK 803 PAGE 739-742

CAROLYN NEEL, Recorder of Hempstead County
By Jeanne Phillips, Deputy Clerk

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